

1029 Green Kensington Drive

Features & Updates

ORIGINAL BUILDER FEATURES

Built by City Choice Homes, Kensington Green

First Floor (Entry, Bedroom 3, Bath 3)

- Polished porcelain flooring in the entry hall
- Plush carpet in the first floor bedroom
- Porcelain flooring in the bathroom and shower
- Quartzite countertops with an undermounted sink
- Moen plumbing fixtures throughout
- Stained oak wood stairs leading up to the second floor

Second Floor (Kitchen, Dining, Living)

- Solid oak floors throughout, with wood treads on the stairs
- Quartzite countertops with a mosaic tile backsplash
- Mocha and ebony color shaker cabinets
- Powder room with a pedestal sink

Third Floor

- Solid oak floors throughout, with wood treads on the stairs

Primary Bath

- Porcelain flooring in the bath and shower
- Jetted or soaking tub with a frameless glass shower
- Quartzite countertops, undermounted sink
- Wood framed mirrors and ebony shaker cabinets
- Moen plumbing fixtures

Secondary Bath

- Porcelain flooring in the bath and shower
- Quartzite countertops, undermounted sink
- Shaker style cabinets and Moen plumbing fixtures

Construction & Mechanical

Foundation & Framing

- Engineered post tension foundation, 3,000 psi concrete
- Engineered structural framing with 2x4 stud fire walls, yellow pine joists and rafters
- 7/16" OSB roof decking with TechShield radiant barrier, cement plank siding

Windows & Ceiling Heights

- Aluminum frame, insulated double pane windows with Low-E clear glass
- 9' ceilings on the first floor, 10' on the second, 9' and 10' on the third

Masonry & Roofing

- 3/4" conventional stucco system with Sherwin Williams Conflex elastomeric coating
- 30 year roof shingle

Air Conditioning & Heating

- 5 ton, 14 SEER Goodman system with programmable thermostats

Electrical & Plumbing

- Copper wiring throughout, 150 amp main panel, recessed can lighting
- Chrome fixtures in baths, brushed nickel in dining
- CPVC vents and drain pipes, insulated exposed water lines, Moen EVA brushed nickel fixtures

Insulation

- Exterior walls: R-13 batt, 3.5"
- Cold floors: R-38 batt, 12"
- Ceilings: R-19 batt, 6.25"
- Attic: R-38 blown, 12"

UPDATES SINCE

2021

- Added laundry room shelving, refreshed as recently as last month
- Converted the first floor coat closet into a mudroom style closet

2022

- Added hardwood floors in the primary bedroom and primary closet, previously carpet
- Re-stained the second floor living and kitchen floors

2024

- Power washed the exterior of the house
- Painted the balcony railing
- Installed a new fence

2025

- Replaced the A/C with a new unit (documentation available)
- Replaced the garage door with a new one

2026

- Power washed the exterior of the house again
- Painted the entryway, stairwell, hallway, living room, and primary bedroom, with touch ups throughout the house
- Painted all baseboards and window trim
- Painted the shelving in the bedroom closets
- Painted the patio and the interior garage doors
- Painted the patio floor
- Installed new carpet in the secondary bedrooms
- Added new blinds in the primary bedroom